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Introduction

The *Housing Inventory* reports housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is the 36th in the series and presents housing production activity in 2005.

By monitoring changes in San Francisco's housing stock, the *Housing Inventory* provides a basis for evaluating the San Francisco *General Plan's* Housing Element housing production goals and policies. Housing policy implications that may arise from the data in this report, however, are not discussed here.

The *Housing Inventory* reports housing production, which begins with a project application filed with the City. The application is reviewed by the Planning Department for compliance with zoning and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it for compliance with the Building Code and, if approved, issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. When the project is finished and passes DBI's inspection, DBI issues a Certificate of Final Completion. The *Housing Inventory* reports annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with Certificates of Final Completion issued, adjusted for alterations—which can add or subtract units—and demolitions. Afford-

able housing, condominiums, and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. In addition, the report provides a regional perspective by listing the Bay Area's nine-county housing construction activity. Finally, lists of major projects completed and in the pipeline are presented.

Data about projects completed are obtained from the Department of Building Inspection, the Department of Public Work's Condominium Subdivision Office and Inspection and from the Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority, and the San Francisco Redevelopment Agency provide information on affordable projects. The Construction Industry Research Board provides Bay Area nine-county data on construction permits issued. The City Assessor's Office, the California State Census Data Center, Metro Rent provides housing rental data, and project sponsors also provide additional data.

Copies of this report can be obtained from the San Francisco Planning Department's website at <http://www.sfgov.org/planning/publications&reports> or from the Department's office, Fifth Floor, 1660 Mission Street, San Francisco, CA 94103. It is also available in the Government Documents Section of the San Francisco Public Library.

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Key Findings

Housing Production

This *Housing Inventory* reports on the changes in the City's housing stock for 2005.

As of 2005 there are 355,918 dwelling units in San Francisco: 31% are single-family homes, 34% are in buildings with 2 to 9 units and 35% are in buildings with 10 or more units.

Housing production for 2005 added 1,872 units, maintaining the same rate as the previous five years. The number of new units constructed also exceeded the 10-year (1,600) and 20-year (1,530) average annual production rates.

In 2005 building permits were issued for over 5,570 units, more than double the approvals in 2004 and surpassing the 20-year peak in approvals by more than 2,000 units. This increase in units authorized for construction, one of the indicators of future housing construction, will likely reinforce the upward trend in new units completed.

New housing being built continues to be overwhelmingly (75%) in buildings with 20 or more units. This trend is expected to accelerate because 94% of the units authorized for construction in 2005 were in buildings with 20 or more units. Based on limited data collected on bedrooms for new units, it is expected that studios and one-bedrooms will continue to dominate new housing production.

In 2005, four large conversion projects from office and other uses to residential uses added 107 units to the housing stock. All of these conversions happened in the South of Market Planning District and in the Downtown District. This trend is expected to continue in the next few years because of projects in the pipeline.

As in the last four years, new housing in 2005 continued to be concentrated on the eastern side of the city, particularly in the South of Market Planning District where almost half of all new units (912) were built. The Downtown Planning District, ranked second after South of Market in new construction with 295 new units.

The demolition of the long-abandoned military housing at the Hunters Point Naval Shipyard in preparation for the redevelopment of the site accounted for much of the 174 units demolished in 2005.

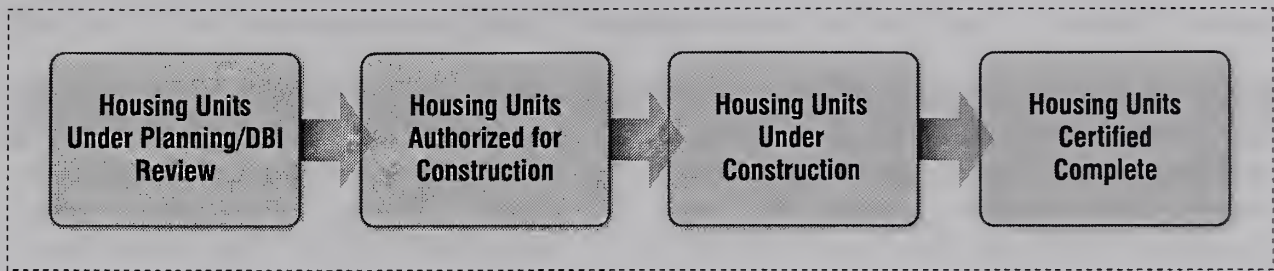
Affordable Housing

The *Housing Inventory* report also covers the production of affordable housing.

In 2005, 799 new affordable housing units were constructed, a 46% increase from the previous year, and about 404 units were rehabilitated. Over half of the new affordable units are rental to very-low income households. The large increase in affordable housing was due to the completion of a few large projects.

Of the new affordable units, 111 were inclusionary units – a 44% decrease from 2004 or 88 units less. Most of the inclusionary units were also accounted for by a few large projects.

Given the large number of projects in buildings with 20 or more units under review, and the increase to 15% on-site and 20% off-site in the inclusionary unit requirement the Board of Supervisors passed in August 2006, at the time this report was written, there could be an significant increase in affordable housing units in the near future.



Housing Production Process

The housing production process begins with a project review with the Planning Department and ends with an issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). The flow chart above highlights the main stages of the development process.

Units Under Planning Departments Review

For most major projects, Planning Review is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the Zoning Code, environmental requirements and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as an Environmental Review or a Conditional Use Permit. Next, DBI reviews projects for building permit approval. The amount and type of projects under Planning review are indicators of current building interest and production expectation in the next two to five years.

Units Authorized for Construction

After DBI reviews the project, it issues building permits, “authorizing construction.” Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted

on within the 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

Units Certified Complete

Building Inspectors at DBI issue CFCs to projects when they determine the projects are complete. Units certified complete are the total number of units within projects certified complete. Units certified complete are an indicator of changes to the City’s housing supply resulting from units gained or lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The following sections describe the net changes in the housing stock inventory and detail the units that have been certified complete, those units that were authorized for construction, and the units that are under review by the Planning Department.

Housing Stock

The existing housing stock inventory of the City and the net changes to it are reported in this section including: new construction, alterations and demolitions to this stock that occurred in 2005. The inventory then reports the annual net gain of units to the stock, which is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

- Since the 2000 Census there was a net gain of 11,220 units, with an addition of 1,855 units in 2005. About 76% of this addition to the stock took place in buildings with 20 or more units, a 4% increase from the previous reporting period.
- By the end of 2005, a total of 355,918 units exist in the City, with a near equal distribution between single-family units (31%), moderate density buildings (two to nine units – 34%), and higher density structures (ten or more units – 35%). This distribution will likely change in the next few years since 94% of units authorized in 2005 were in buildings with 20 or more units.

Table 1 and Graph 1 illustrate San Francisco's housing stock and unit net gains by building type.

Housing Production Trends

Units Certified Complete/New Construction

This section reports the new units constructed and issued a CFC. Figures for net new units are also included, which subtracts units lost through demolition or alterations and adds units gained through alterations.

- Housing production in 2005 continued to be as strong as the previous years, a total of 1,872 new units were constructed, resulting in a net gain of 1,855 units, but production still did not reach the 2003 peak when 2730 units were built.
- Production exceeded the 10-year average of 1,607 and the 20-year average of 1,529 units.
- Production had decreased in 2004 and it increased 5% in 2005.

Some of the major (10 or more units) market-rate projects that received their CFC in 2005 include projects in Rincon Hill: 333 & 355 First St with 136 and 206 units, respectively. Other large completed projects include the St. Regis with 93 units, 88 Townsend with 112 units and 200 Brannan with 189 units, all in the South of Market Planning District.

A detailed list of all major projects that received their CFC in 2005 is included in *List 1A*.

A few of the major affordable housing projects that received their CFC in 2005 include: the 106 unit Plaza Apartments, the 104 unit International Hotel, the 98 unit Folsom/Dore Apartments and the 85 unit Eugene Coleman Community House all with very low income rental units. The affordable housing projects are detailed in the Affordable Housing section and in *List 1B*.

Table 2 and Graphs 2 and 3 show housing production trends for the previous 20-year time period. Graph 4 shows housing production activity for the 2000-2005 time period.

Table 1. San Francisco Housing Stock & Unit Net Gains by Building Type

	Single Family*	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	TOTAL UNITS
2000 Base Census	111,125	80,168	38,940	34,996	79,469	344,698
Apr 2000 to 2004	146	836	669	903	6,811	9,365
2005	(89)	67	88	55	1,734	1,855
TOTAL UNITS	111,182	81,071	39,697	35,954	88,014	355,918

Note: The negative figure for 2005 single family units is due to the demolition of the long-abandoned military housing at the Hunters Point Naval Shipyard.

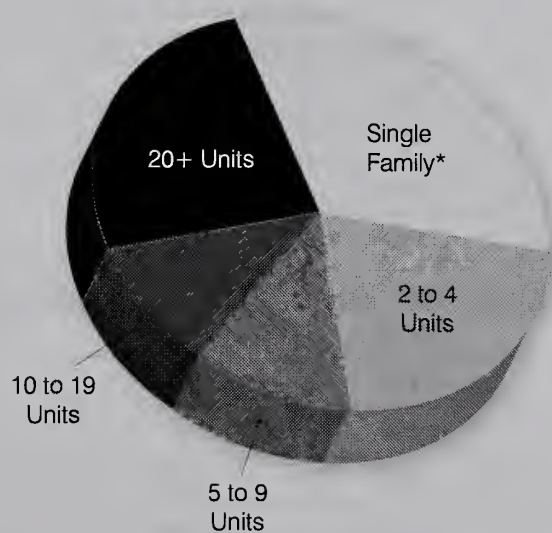
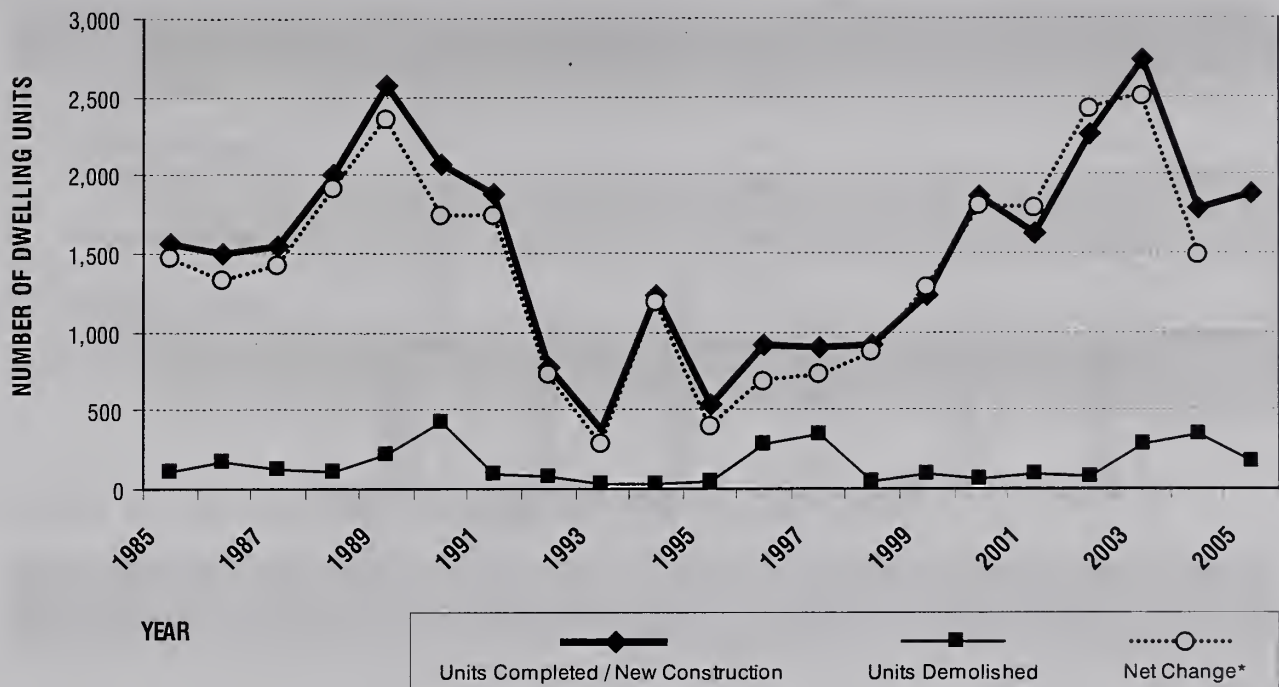
Graph 1. San Francisco Housing Units Stock by Building Type

Table 2. San Francisco Housing Trends 1985-2005

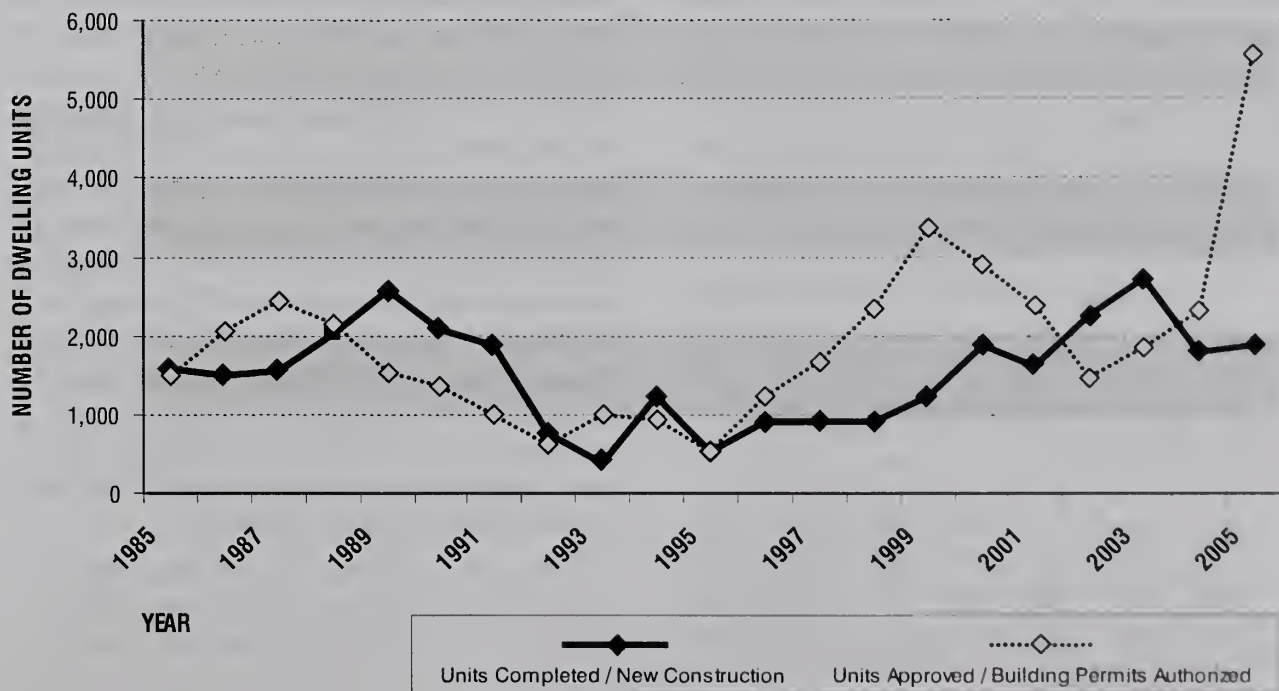
Year	Units Approved / Building Permits Authorized	Units Completed / New Construction	Units Demolished	Net Gain or Loss by Alteration	Net Change*
1985	1,479	1,568	105	N/A	1,463
1986	2,037	1,568	173	N/A	1,334
1987	2,442	1,553	127	N/A	1,426
1988	2,148	2,011	104	N/A	1,907
1989	1,508	2,573	228	N/A	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	-60	1,732
1992	629	767	76	34	725
1993	1,001	379	26	-65	288
1994	948	1,234	25	-23	1,186
1995	525	532	55	-76	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	-1	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
TOTAL	40,115	32,140	3,264	1,057	29,933

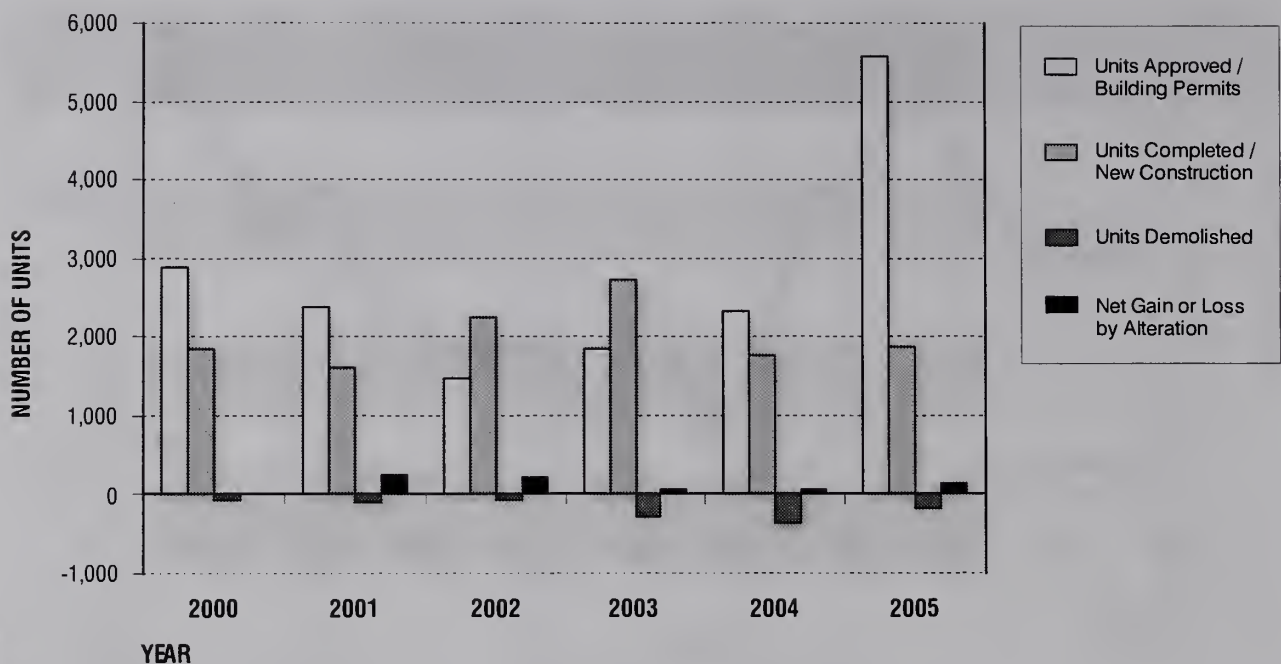
*Net Change equals units completed (col 2) minus units demolished (col 3) plus net gain/loss by alteration (col 4) since units approved (col 1) includes units that have not been completed/built.

Graph 2. Twenty-Year Housing Production Trends



Graph 3. Units Approved For Construction and Units Completed 1985-2005



Graph 4. New Construction, Alterations and Demolitions 2000-2005

Projects Filed / Units Under Review

Table 3 shows the number of projects that were filed with the Planning Department in 2005. It is important to note that the Planning Department may not approve all projects under review and that project sponsors may change or withdraw the project proposals. Also, some projects filed, listed in Table 3, with the Planning Department have reached their approval stage, have been authorized for construction or have been completed.

- In 2005, project with a total of 6,602 units were filed with the Planning Department, higher than last year's peak of 6,534 units. The number of units filed has increased steadily in the last five years.
- As of December 31, 2005, projects with 11,900 market-rate units and 877 affordable housing units were under review at the Planning Department. The total number of units under review was 12,777.

Some of the very large projects (over 200 units) awaiting Planning Department review are all located in the Eastern part of the City, primarily in South of Market and Bayview. These include 385 and 340 Fremont with 359 and 333 units each in Rincon Hill; 725-765 Harrison with 510 units and 645 5th Street with 515 units in West SoMa; 601 Crescent with a total of 754 units in Bayview; 1169 and 1455 Market with 1033 and 422 units each in Mid-Market; 435 China Basin with 319 units in Mission Bay; 801 Brannan with 557 units and 1000 16th St with 450 units in Showplace Square and Potrero Hill; and 301 Mission with 420 units in Transbay.

List 3 contains major projects (ten or more units) under Planning Department review.

Table 3. Total Number of Projects and Housing Units Under Review 2001-2005

Year	Total Number of Projects	Total Number of Housing Units Filed	Share of Total Units Filed 2001-2005
2001	197	1849	8%
2002	268	4374	18%
2003	285	4892	20%
2004	344	6534	27%
2005	355	6,602	27%
TOTAL	1,449	24,251	100%

Table 4. Units Authorized for Construction by DBI from 2001-2005

Year	UNITS AUTHORIZED BY BUILDING TYPE						Total Projects
	Single	2 Units	3-4 Units	5-19 Units	20 + Units	Total	
2001	170	180	135	205	1,690	2,380	343
2002	147	130	88	163	950	1,478	274
2003	134	96	55	140	1,420	1,845	246
2004	133	82	90	505	1,503	2,313	268
2005	82	50	32	172	5,235	5,571	171
TOTAL	666	538	400	1,185	10,798	11,274	1,034

Units Authorized for Construction

Table 4 summarizes the number of projects and units by building type authorized for construction by DBI.

- In 2005, DBI authorized 5,571 units for construction, more than double (141% greater) the number authorized the previous year and surpassing the year 2000's 20-year record of 2,897 units.
- There were only 171 projects authorized in 2005 compared to 268 projects in 2004 but the greater number of units authorized in 2005 (a

248% increase) came from projects 20 units or greater indicating that 2005's unit gains come from higher density projects – a pattern that is adjusting to San Francisco's naturally constrained land supply.

- Authorized projects with less than 20 units all decreased dramatically from the previous year– single-family housing by 38%, 2-unit projects by 39%, 3-4 unit projects by 64%, and 5-19 unit projects by 66%.
- The large increase of units authorized for construction in 2005 from the previous year (3,258 more than in 2004), indicates that

production will increase substantially over the next few years.

- In the reporting year, 94% of the units authorized for construction were in buildings with 20 or more units.

Some of the major projects authorized for construction during the reporting year include: 300 Spear Street with 860 units, 425 First Street with 506 units and 301 Mission Street with 420 units. *List 2* details all projects that were authorized for construction in 2005.

Demolitions

This section discusses the demolitions throughout the city, as well as the number of units lost by building type and the zoning districts where the demolitions occurred.

- A total of 174 units were demolished in 2005.
- The demolition of the long-abandoned military housing at the Hunters Point Naval Shipyard Hunters Point accounted for 129 of the units demolished, including 44 single-family units and dormitory with 85 units. The demolition of single-family units more than doubled due to this demolition project.
- The rest of the demolitions happened throughout the City – slightly over 50% of the remaining demolitions (26 units) were of single-family homes; and the rest (19 units) were 9 demolition projects of multi-family buildings.
- In 2005, there were far fewer demolitions of multi-family buildings than in 2004 and in 2003. They decreased by 68% in 2005 from 2004.

- In 2005, 69% of the demolitions took place in low-density residential (RH) districts, with the exception of the Hunters Point project.

Table 5 shows the units demolished by building type from 2001-2005 and Table 6 shows the demolitions in 2005 by zoning district.

Alterations/Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from the housing stock.

Dwelling units are gained by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging small units into larger units, by conversion to commercial use, or by the removal of illegal units.

- In 2005, there was a net gain of 157 units (240 units added and 83 units eliminated) through mergers and legalizations.
- Units gained through alteration increased 112% from 2004 and reversed the previous three-year decreases.
- Units lost through elimination (mergers, conversion and removal of illegal units) also increased by 63% from the previous year.
- Of the 83 units eliminated during the reporting period, 38 were lost due to mergers, 38 were lost due to the removal of illegal units and 7 were lost due to conversions.

Table 5. Units Demolished by Building Type 2001-2005

Year	UNITS BY BUILDING TYPE					TOTAL
	Number of Buildings	Single	2 Units	3 to 4 Units	5 + Units	
2001	65	48	22	15	14	99
2002	62	55	8	10	-	73
2003	45	34	14	3	235	286
2004	47	30	10	9	306	355
2005*	81	70	16	3	85	174
TOTAL	300	237	70	40	640	987

*Note: The large number of single family units lost is due to the demolition of the long-abandoned military housing at the Hunters Point Naval Shipyard.

Table 6. Residential Units Demolished by Zoning Type 2005

Zoning District	Buildings Demolished	UNITS DEMOLISHED		TOTAL UNITS DEMOLISHED	
		Single Family	Multi-Family	Number	Percent
Inner Sunset	1	1	-	1	0.6%
M-1	1	-	3	3	1.7%
NC-1	1	1		1	0.6%
NC-2	1	1		1	0.6%
RH-1	8	8		8	4.6%
RH-2	15	10	10	20	11.5%
RH-3	2	1	2	3	1.7%
RM-1*	50	47	87	134	77.0%
RM-3	2	1	2	3	1.7%
TOTAL	81	70	104	174	100%

Note: The large number of units lost in RM-1 district is due to the demolition of the long-abandoned military housing at the Hunters Point Naval Shipyard

Table 7. Units Added or Eliminated Through Alterations Permits 2001-2005

Year	Units Added	Units Eliminated	Net Change
2001	324	65	259
2002	321	100	221
2003	132	80	52
2004	113	51	62
2005	240	83	157
TOTAL	1,130	379	751

Table 8. Units Lost Through Alteration and Demolition 2001-2005

Year	ALTERATIONS				Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Total Alterations		
2001	22	39	4	65	99	65
2002	36	64	-	100	73	273
2003	33	27	20	80	286	446
2004	22	23	5	50	355	405
2005	38	38	7	83	174	340
TOTAL	151	191	36	378	813	1,189

There were very few conversion projects completed in 2005. However, these were large projects that converted office space and some retail space to residential buildings adding a total of 107 units and accounting for 45% of all units added through alterations. All four of these projects are of 5 or more units; three happened in the Downtown Planning District and the fourth in the SoMa Planning District.

Table 7 shows the number of units added or eliminated through alteration permits from 2001 to 2005 and Table 8 shows the type of alteration that removed units from 2001 to 2005 as well as the units lost through demolition permits and the total units lost each year.

New Construction Trends

This section discusses trends in new construction in 2005 compared to the last 2001-2004 reporting period: the types of buildings that were constructed, the size of the units, and the number of units built in each zoning district. It also presents data about new condominiums and condominium conversions recorded by the Department of Public Works as well as changes in stock of residential hotels.

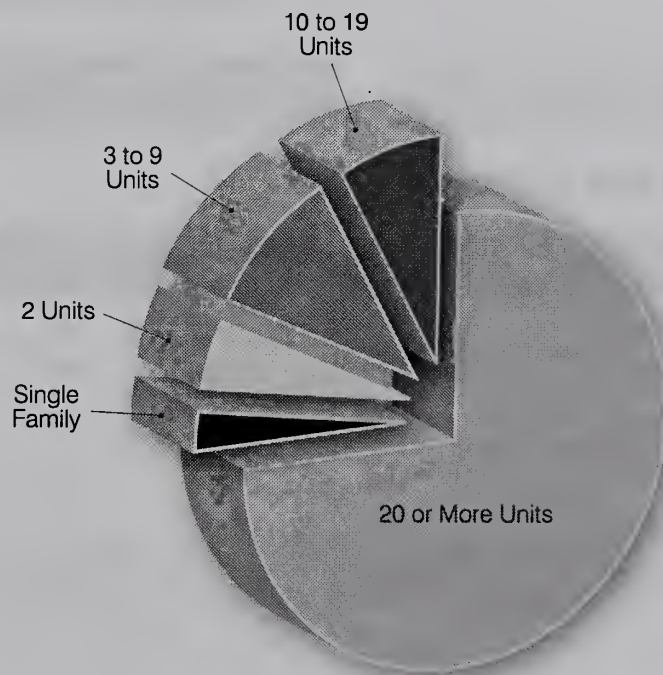
Types of Buildings

- The share of new construction of high-density buildings (20 or more units) was close to 87% in 2005 and represents a continued upward trend over the last four years.
- Construction of total units in all other types of buildings (single-family and buildings with 2-19 units) continued their general downward trend exhibited in the last few years, with the exception of a slight increase (29%) in construction of buildings from 3 to 9 units.
- Notably, there was also a sharp decrease in the construction of 10 to 19 unit buildings, reinforcing that 2005 was the year of large projects and high density housing. *Lists 2 and 3*, which show projects authorized for construction and projects under review, respectively indicate that this number will continue to increase in the future.
- Single-family and 2-unit buildings construction made up a small proportion (5%) of new construction.

Table 9 shows new construction from 2001 through 2005 by building type. Graph 5 shows new construction by building type for 2005.

Table 9. New Construction Completed by Building Type 2001-2005

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
2001	73	108	297	249	892	1,619
2002	59	134	358	230	1,479	2,260
2003	67	104	176	152	2,231	2,730
2004	55	84	91	120	1,430	1,780
2005	46	38	117	38	1,633	1,872
TOTAL	300	468	1,039	789	7,665	10,261
Share of New Construction	2.9%	4.6%	10.1%	7.7%	74.7%	100.0%

Graph 5. New Housing Construction by Building Type 2005

Unit Size

Unit size data are indicators of the kinds of households served by new housing construction (e.g., small units for single persons and three bedroom units for larger family households). Past Housing Inventories reported new construction by number of bedrooms. However, since 1997 this data has not been tracked. Currently, except for some market rate projects with ten units or more (*List 1A*) and all major affordable projects (*List 1B*), the *Housing Inventory* uses Census 2000 data as its source for unit size information.

The 2000 Census reported that 46% of units are studios or one-bedroom units; 30% are two bedroom units; and 24% are three or more bedroom units. Table 10 shows 2000 Census data of the housing stock by number of bedrooms.

New Construction by Zoning Classification

- In 2005, 49% of the new housing (912 units) was constructed in the traditional Residential (R) zoning districts.
- 17% of new construction was in Neighborhood Commercial (NC) Districts followed by 12% in SoMa specific districts.
- In 2005 there were no projects completed in Mission Bay but this will change with the authorization of many new projects in this area.

Table 11 summarizes new construction by general zoning districts and Table 12 lists the number of units constructed in various zoning districts in the City.

Table 10.
2000 Census Data, Housing Stock by Number of Bedrooms

Number of Bedrooms	Units	Percent
Studio	62,278	18%
One Bedroom	96,929	28%
Two Bedrooms	103,199	30%
Three Bedrooms	59,793	17%
Four or More Bedrooms	24,328	7%
TOTAL	346,527	100%

Table 11.
Summary of New Construction by General Zoning 2005

General Zoning Districts	Units	% of Annual Construction
Residential	912	49%
Commercial	202	11%
Industrial	211	11%
Neighborhood Commercial	317	17%
South of Market	230	12%
Mission Bay	0	0%
TOTAL	1,872	100%

Table 12.
New Construction by All Zoning Districts

Zoning	Housing Units	% of Total Units
RH-1	39	5%
RH-1(D)	2	0%
RH-2	45	6%
RH-2/NC-S	101	13%
RH-3	8	1%
RH DTR	342	46%
RM-1	13	2%
RM-1/NC-2	14	2%
RM-3	60	8%
RSD	136	18%
RC-4	152	20%
M-1	22	3%
M-2	189	25%
SLR	118	16%
SSO	112	15%

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Zoning	Housing Units	% of Total Units
NC-1	19	3%
NC-2	68	9%
NC-3	59	8%
24TH-NOE	6	1%
24TH-MISS	4	1%
CASTRO	2	0%
CHINATOWN (CRNC)	106	14%
HAYES	30	4%
OUTER CLEMENT	3	0%
VALENCIA	20	3%
C-2	48	6%
C-3-G	29	4%
C-3-O	93	12%
C-3-S	32	4%
TOTAL	1,872	100%

Condominiums

This section reports on new condominium construction and condominium conversions recorded by the Department of Public Works' Condominium Subdivision Office¹. Large multi-unit developments also file for condominium subdivision even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Construction

- In 2005, 1,907 new condominiums were recorded, a 57% increase or an additional 692 units, from 2004.
- 88% of the condominiums recorded were in buildings with 20 or more units, an 85% increase from the previous reporting year.
- Overall, the share of new condominiums in the 2-9 unit buildings decreased in 2005 by 59% while there was a 19% increase of 10-19 unit building condominiums from 2004.

¹ Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory*, because DPW's records may be of projects not yet completed or of projects completed in a previous year.

Major new rental and condominium projects completed within the last four years are included in *List 1A*.

Table 13 below shows construction of new condominiums recorded by DPW and Table 14 shows new condominium construction by building type.

Table 13. New Condominiums Recorded by DPW 1995-2005

YEAR	UNITS
1995	515
1996	608
1997	563
1998	594
1999	407
2000	1,309
2001	1,797
2002	1,815
2003	2,098
2004	1,215
2005	1,907
TOTAL	12,828

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 14. New Condominiums Recorded by Building Type 2001-2005

BUILDING TYPE	2001	2002	2003	2004	2005
2 Units	124	128	61	68	28
3 to 4 Units	120	92	67	117	79
5 to 9 Units	105	146	165	63	49
10 to 19 Units	337	204	225	62	74
20 + Units	1,111	1,245	1,580	905	1,677
TOTAL	1,797	1,815	2,098	1,215	1,907

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works (DPW) Bureau of Engineering and Condominium Subdivision Office. Since 1983, the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

- In 2005, the Department of Public Works recorded 306 conversions citywide, close to last year's number of conversions.
- 75% of the condominium conversions were in buildings with two or three units, compared to 87% in 2004.
- Conversions in 5 to 6 unit buildings, their share was 9% in 2005.

Table 15 shows the number of conversions recorded by DPW from 1995-2005 and Table 16 shows condominium conversions by building type 2001-2005.

Table 15. Condominium Conversions Recorded by DPW 1995-2005

YEAR	UNITS
1995	280
1996	329
1997	368
1998	263
1999	262
2000	323
2001	371
2002	376
2003	432
2004	303
2005	306
TOTAL	3,613

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 16. Condominium Conversions Recorded By Building Type 2001-2005

BUILDING TYPE	2001	2002	2003	2004	2005	TOTAL
2 Units	224	230	292	206	180	952
3 Units	75	75	78	57	51	285
4 Units	44	44	40	40	48	168
5 to 6 Units	28	27	22	0	27	77
TOTAL	371	376	432	303	306	1,788

Source: Department of Public Works, Bureau of Street Use and Mapping

Residential Hotels

This section reports the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Housing Inspection Services Division of the Department of Building Inspection. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use.

Table 17 below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors.

- As of 2005, almost 19,323 residential hotel rooms exist in San Francisco, of which 78% are residential rooms in for-profit residential hotels.

- In for-profit residential hotels, residential rooms and tourist rooms remained relatively steady from the previous year, with a slight 4% decrease and 3% increase, respectively.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 455 buildings in 2004 to 435 buildings in 2005.
- In 2005, the number of non-profit residential rooms increased by 15% (565 rooms) from 2004.

Table 17. Changes in Residential Hotel Stock 2001-2005

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
2000	457	16,331	3,781	61	3,314	518	19,645
2001	460	16,031	4,084	61	3,482	521	19,513
2002	457	15,902	3,846	61	3,473	518	19,375
2003	457	15,878	3,520	62	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419
2005	435	15,106	3,345	71	4,217	506	19,323

Source: Department of Building Inspection, Housing Inspection Services Division

Affordable Housing

This section focuses on the affordable housing constructed in 2005. This section also briefly discusses the units that have been acquired through funds from the Mayor's Office of Housing.

Standards and Definitions of Affordability

Affordable housing is committed to be either rented or owned at prices affordable to households with low- to moderate-incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

Extremely low income: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.

Very low-income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.

Low-income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.

Moderate-income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership

affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

Tables 18 and 19 show the incomes and prices for affordable rental and ownership units based on 2005 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes up to 100% of the HUD median income.

New Affordable Housing Construction

This section summarizes new affordable housing projects completed in 2005 and compares affordable housing construction to market-rate construction. It does not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations; these units are covered in the next section.

- A total of 799 affordable units were completed in 2005, representing 43% of the new housing constructed while market rate housing production made up 57% of new construction.

Table 18. 2005 Affordable Rental Housing Guidelines, Income Levels and Monthly Payments by Household Size

	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (25% of HUD Median Income)	1	Studio	\$16,650	\$416
	2	1 Bedrm	\$19,000	\$475
	3	2 Bedrm	\$21,400	\$535
	4	3 Bedrm	\$23,750	\$594
Very Low Income (50% of HUD Median Income)	1	Studio	\$33,250	\$831
	2	1 Bedrm	\$38,000	\$950
	3	2 Bedrm	\$42,750	\$1,069
	4	3 Bedrm	\$47,500	\$1,188
Lower Income (60% of HUD Median Income)	1	Studio	\$39,900	\$998
	2	1 Bedrm	\$45,600	\$1,140
	3	2 Bedrm	\$51,300	\$1,283
	4	3 Bedrm	\$57,000	\$1,425
Low Income (80% of HUD Median Income)	1	Studio	\$53,200	\$1,330
	2	1 Bedrm	\$60,800	\$1,520
	3	2 Bedrm	\$68,400	\$1,710
	4	3 Bedrm	\$76,000	\$1,900

Table 19. Affordable Homeownership Housing Guidelines, Income Levels and Monthly Payments by Household Size

	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income (80% of HUD Median Income)	1	Studio	\$53,200	\$1,463	\$175,284
	2	1 Bedrm	\$60,800	\$1,672	\$208,199
	3	2 Bedrm	\$68,400	\$1,881	\$241,114
	4	3 Bedrm	\$76,000	\$2,090	\$274,029
Median Income (100% of HUD Median Income)	1	Studio	\$66,500	\$1,829	\$232,885
	2	1 Bedrm	\$76,000	\$2,090	\$274,029
	3	2 Bedrm	\$85,500	\$2,351	\$315,172
	4	3 Bedrm	\$95,000	\$2,613	\$356,316
Moderate Income (120% of HUD Median Income)	1	Studio	\$79,800	\$2,195	\$290,486
	2	1 Bedrm	\$91,200	\$2,508	\$339,859
	3	2 Bedrm	\$102,600	\$2,822	\$389,231
	4	3 Bedrm	\$114,000	\$3,135	\$438,604

- The number of new affordable units was 46% greater than in 2004, close to the 2002 peak of 826 units. This increase was due to the construction of five major projects of around 100 units each, as well as the completion of several large projects with inclusionary units.
- Very low-income units represent almost half (48%) of the new affordable units that were constructed.
- The majority of the new units (58%) are units for seniors and for individuals with special needs, e.g. homeless and disabled.

The major affordable housing projects completed in 2005 include: Eugene Coleman Community House for very low-income seniors, with 85 units; the Plaza Apartments with 106 units for very low-income homeless individuals. The International

Hotel for very low-income seniors with 104 units; 522 Carter with 101 units for low-income families; and the Folsom/Dore Apartments a very low-income special needs project with 98 units. All major (10 or more units) new affordable housing projects completed in 2005 are detailed in *List 1B*. Affordable projects under review by the Planning Department are described in *List 4*.

Graph 6 shows affordable housing construction compared to market-rate housing construction from 2001 to 2005 by year and as a total. Table 20 shows the production of affordable housing by levels of affordability and Table 21 shows new affordable housing by type.

Graph 6. New Construction of Affordable and Market Rate Units 2001-2005

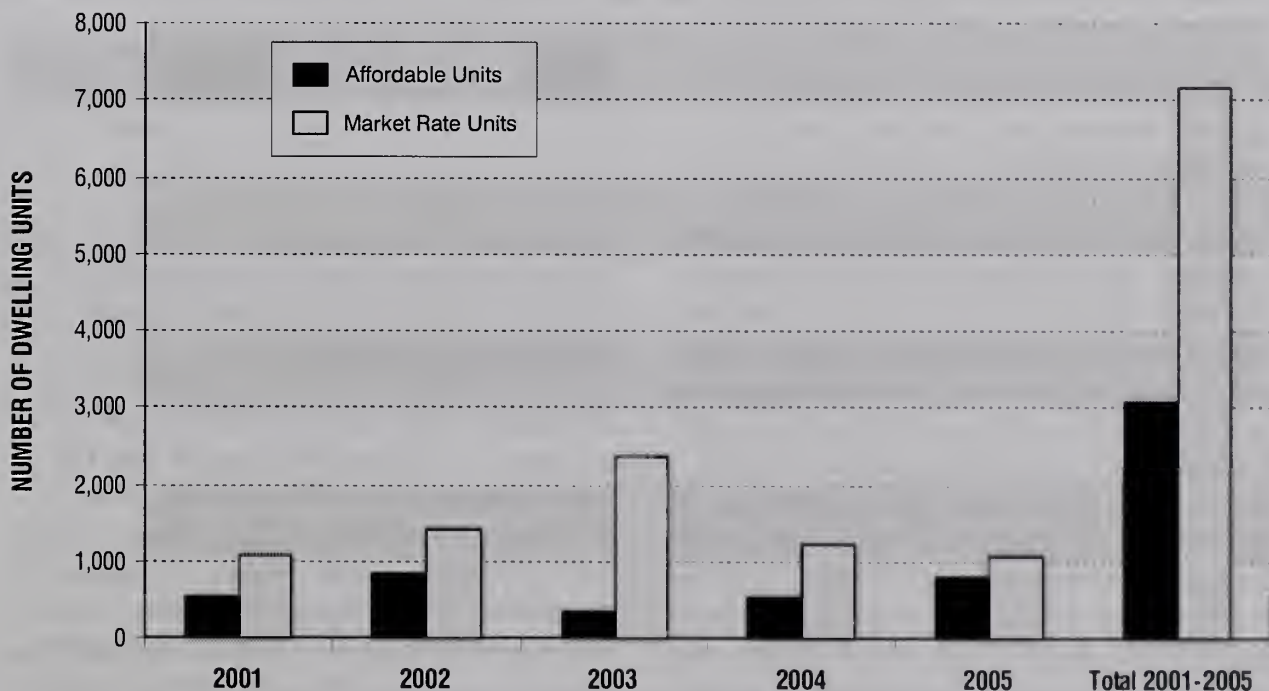


Table 20. New Affordable Housing Construction by Income Level 2001-2005

Year	Extremely Low* (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable New Units	Total New Units (from Table 2)	% of All New Units
2001	230	225	57	0	23	535	1,619	33%
2002	378	333	61	0	57	842	2,260	37%
2003	36	114	61	33	115	359	2,730	13%
2004	254	129	2	0	163	548	1,780	31%
2005	66	387	236	0	110	799	1,872	43%
TOTAL	964	1188	437	33	461	3083	10,261	30%

Table 21. New Affordable Construction by Housing Type 2001-2005

	2001	2002	2003	2004	2005	TOTAL	% of Total
Family*	368	600	126	354	228	1,676	55%
Senior	144	91	50	25	226	536	18%
Individual/SRO**	0	99	98	0	235	432	14%
Homeowner	23	52	85	169	110	439	14%
TOTAL	512	842	359	548	799	3,060	100.0%

* Family units include projects with a majority of 2 or more bedroom units.

** Individual/SRO includes projects with a majority of one bedroom or studios, residential care facilities, shelters and transitional housing.

Inclusionary Housing

In 1992, the City Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. The policy required housing projects with 10 or more units that seek a conditional use permit or planned unit development to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors expanded and legislated these guidelines and required that all projects with 10 or more units provide 10% of their units as affordable units to renters earning 60% or less of the area median income (AMI) and in condo developments, the ownership units would be available to people

earning up to 100% of the AMI. If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, there was an increase in the inclusionary requirements from 10 and 12% (if constructed on-site) to 15%, and from 15 and 17% (if constructed off-site) to 20%. These increases will only apply to new projects; all projects in the pipeline will be exempt from these increases except projects that have not yet received planning approval and those that will receive a rezoning

that increases the amount of housing they can construct on their property under the ongoing rezoning plans.

- In 2005, 111 inclusionary units were constructed, 44% less than in 2004 and about the same amount as in 2003.

The four major projects that were completed in 2005 that account for the majority of the inclusionary units are 200 Brannan with 51 inclusionary units; 333 and 355 First street with 14 and 20 inclusionary units respectively; and 88 Townsend with 13 inclusionary units.

List 1A, a complete list of projects with 10 or more units constructed in 2005, details new construction with inclusionary units for those projects that have them, as well as any live/work construction, which is not subject to inclusionary requirements.

Table 22 shows inclusionary units completed from 2001-2005.

Table 22.
New Inclusionary Units
Constructed 2001-2005

Year	Inclusionary Units
2001	78
2002	133
2003	104
2004	199
2005	111
Totals	625

Affordability of Market Rate Housing

The San Francisco Bay Area still remains one of the nation's most expensive housing markets, with housing prices remaining high. In 2005 rental prices increased significantly from 2004 and they are close to the high prices of the late 1990s and early 2000s. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

- In 2005, the median price for a three-bedroom home in San Francisco was about \$847,000, a 16% increase from 2004; while the Bay Area median price was around \$665,000.
- The median rent at the end of 2005 for a two-bedroom apartment was \$2,229, an 8% increase from 2004.
- A family of four earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home) would fall short by about \$408,000 of being able to purchase a median-priced 3 bedroom home. This amount went up by more than \$100,000 from 2004.
- A four-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,900 or 85% of the median rent, or about 7% less than in 2004.

Table 23 gives rental and sales prices for 1995 through 2005.

Table 23. Housing Price Trends: San Francisco and the Bay Area 1995-2005

Year	RENTAL		FOR SALE	
	2 Bedroom Apartment		3 Bedroom House	
	San Francisco	Bay Area	San Francisco	SF Bay Area*
1995	\$1,100	N/A	\$283,700	\$233,280
1996	\$1,350	N/A	\$288,240	\$241,870
1997	\$1,600	N/A	\$311,240	\$266,180
1998	\$2,000	N/A	\$361,410	\$291,780
1999	\$2,500	N/A	\$409,570	\$308,477
2000	\$2,750	N/A	\$543,059	\$437,290
2001	\$2,331	N/A	\$563,770	\$443,980
2002	\$2,089	N/A	\$613,330	\$473,266
2003	\$2,023	N/A	\$651,640	\$495,460
2004	\$2,068	N/A	\$730,290	\$584,230
2005	\$2,229	N/A	\$846,640	\$664,580

Figures are in current dollars

Sources: MetroRent for Apartment rental prices. California Association of Realtors for home sale prices; the California Association of Realtors Bay Area data do not include Napa and Sonoma Counties.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 24 shows units that have been rehabilitated through funding by the Mayor's Office of Housing and the SFRA in 2005. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The *Housing Inventory* reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end the SRO still has 50 units, then for the purposes of this report these units would not be counted as adding to the housing stock.

- In 2005, 31 net new units were added to the housing stock through acquisition and rehabilitation. Including the new units, a total of 404 units were rehabilitated.

- The number of units rehabilitated in 2005 was 78% less than in 2004 but higher than 2001-2003.

The major rehabilitation and acquisition projects in 2005 include the Polk Leland Hotel with 72 units for very-low income seniors; Golden Gate Apartments with 72 units for low-income families; Jordan Apartments with 55 units for very low-income homeless and special needs individuals; and Derek Silva Community with 68 units for very low-income special needs individuals. Table 24 below shows the number of units acquired and rehabilitated between 2001 and 2005.

Changes in Housing Stock by Planning District

This section reports on new construction and demolitions by San Francisco's 15 Planning Districts (see Map 1). Table 25 summarizes newly constructed units completed and units demolished in each planning district. It is important to note that the "net gain, housing units" calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each planning district by its position in terms of new construction and demolition.

- For the fourth consecutive year, The South of Market (SoMa) Planning District had the most new construction with 912 units built. The completion of a few large projects in East and West SoMa accounted for this high number.
- The Downtown Planning District ranked second in new construction (295 units) in 2005, a more than ten-fold increase from 2004 when 21 units were completed. However, construction of new units in the Downtown Planning District is about a third of construction in the SoMa District.
- In 2005, the Northeast Planning District ranked third in new units with 215 units, or 30% less units than in 2004.

Table 24. Units Rehabilitated 2001-2005

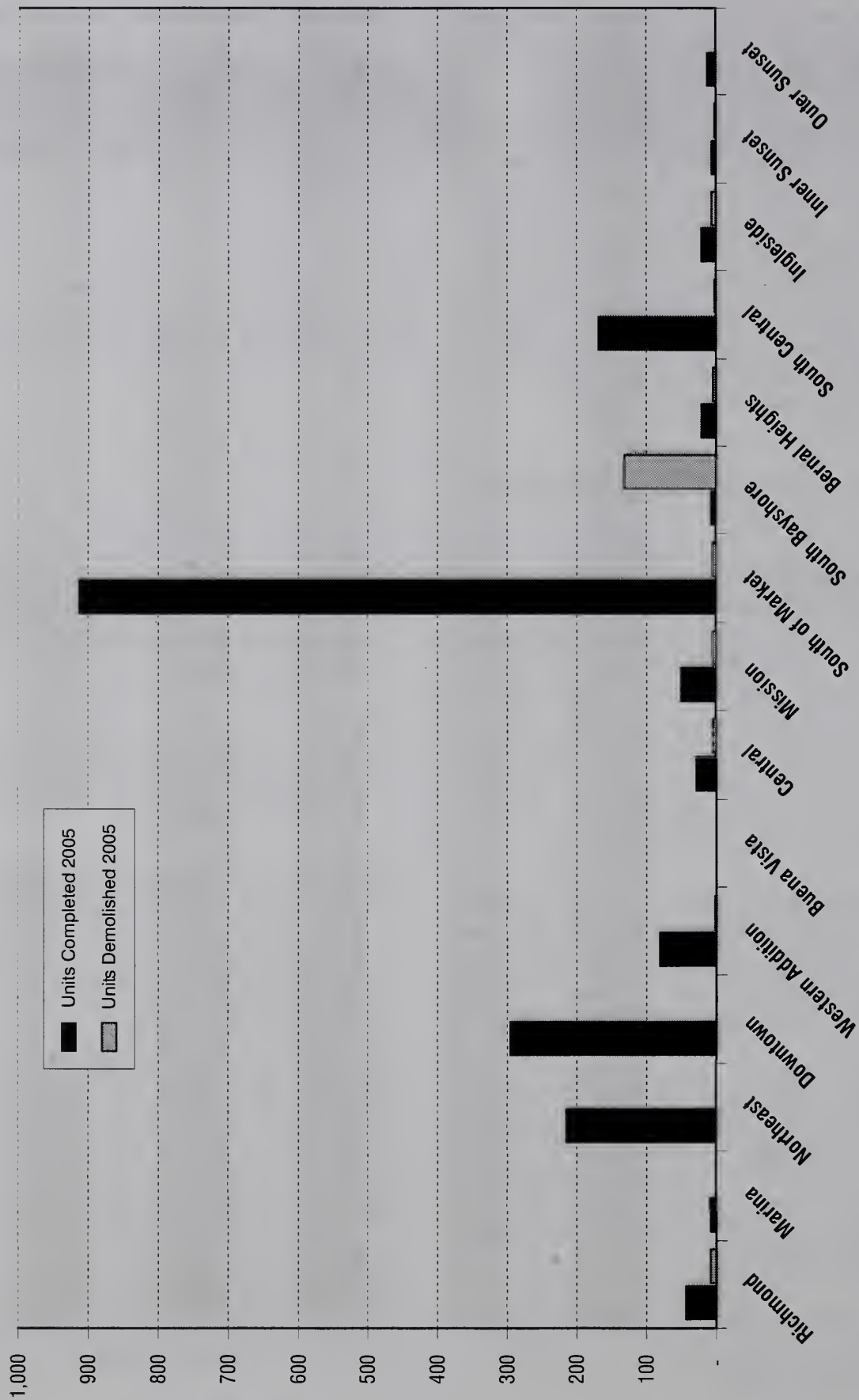
Year	Units Acquired / Rehabilitated
2001	264
2002	116
2003	208
2004	718
2005	404
TOTAL	1,710

- The South Central Planning District reported a gain of about 169 new housing units in 2005 a fourfold increase from 2004 when only 33 units were completed.
- In 2005, there were fewer demolitions (51% less) overall than in previous years and thus the rankings of demolitions by planning area are not very significant.
- However, the South Bayshore Planning District ranked first in total housing units demolished due to the demolition of the 129-unit, long-abandoned military housing at the Hunter's Point Naval Shipyard.

Major projects in SoMa included the completion of: 200 Brannan with 189 units, 88 Townsend, a 112-unit, former office building converted to residential, 333 & 355 First St with 136 and 206 units respectively, 328 Tehama with 85 units, and 75 Dore, an affordable housing project, with 98 units.

The First Street projects are in Rincon Hill and many of the units authorized for construction are in Mission Bay and Rincon Hill. Therefore hundreds of units will be completed over the next few

Graph 7. Units Completed and Units Demolished by Planning Districts



MAP 1 San Francisco Planning Districts**Table 25. Housing Units Completed and Demolished by Planning District 2005**

District #	District Name	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units*	Rank
1	Richmond	43	7	8	2	34	7
2	Marina	9	12	-	12	10	11
3	Northeast	215	3	1	11	208	3
4	Downtown	295	2	-	12	385	2
5	Western Addition	82	5	2	10	79	5
6	Buena Vista	-	15	-	12	3	13
7	Central	29	8	5	4	18	9
8	Mission	51	6	5	4	48	6
9	South of Market	912	1	5	4	968	1
10	South Bayshore	7	13	132	1	(120)	7
11	Bernal Heights	20	10	4	7	20	8
12	South Central	169	4	3	8	174	4
13	Ingleside	20	10	6	3	10	11
14	Inner Sunset	7	13	3	8	5	12
15	Outer Sunset	13	9	-	12	13	10
	Total	1,872		174		1,855	

*Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

years continuing the trend of high production in the SoMa Planning District.

Graph 7 shows total new housing constructed and demolished by San Francisco planning districts in 2005.

Housing Stock by Planning District

Table 26 contains San Francisco housing stock totals by planning district and net gain since the 2000 census. Graph 8 below shows the total housing stock by building type in the 15 San Francisco planning districts.

- The *South Central*, *Outer Sunset* and *Ingleside* remain the Districts with the highest number

of single-family homes in the city, ranging from 16,000 to 22,000 units.

- The *Northeast* and *Marina* districts also continue to have the highest share of buildings with 10-19 units.
- The *Downtown* District has the largest stock of the city's high-density housing, i.e. buildings with 20 or more units (25,000 units) followed by the *Northeast* District with 16,918 units.
- The *South of Market* District moved up to third in the City for total stock of high density buildings. The SoMa district has now about 4,000 more units in 20 or more unit buildings than the Western Addition.

Graph 8. San Francisco Housing Stock by Planning District

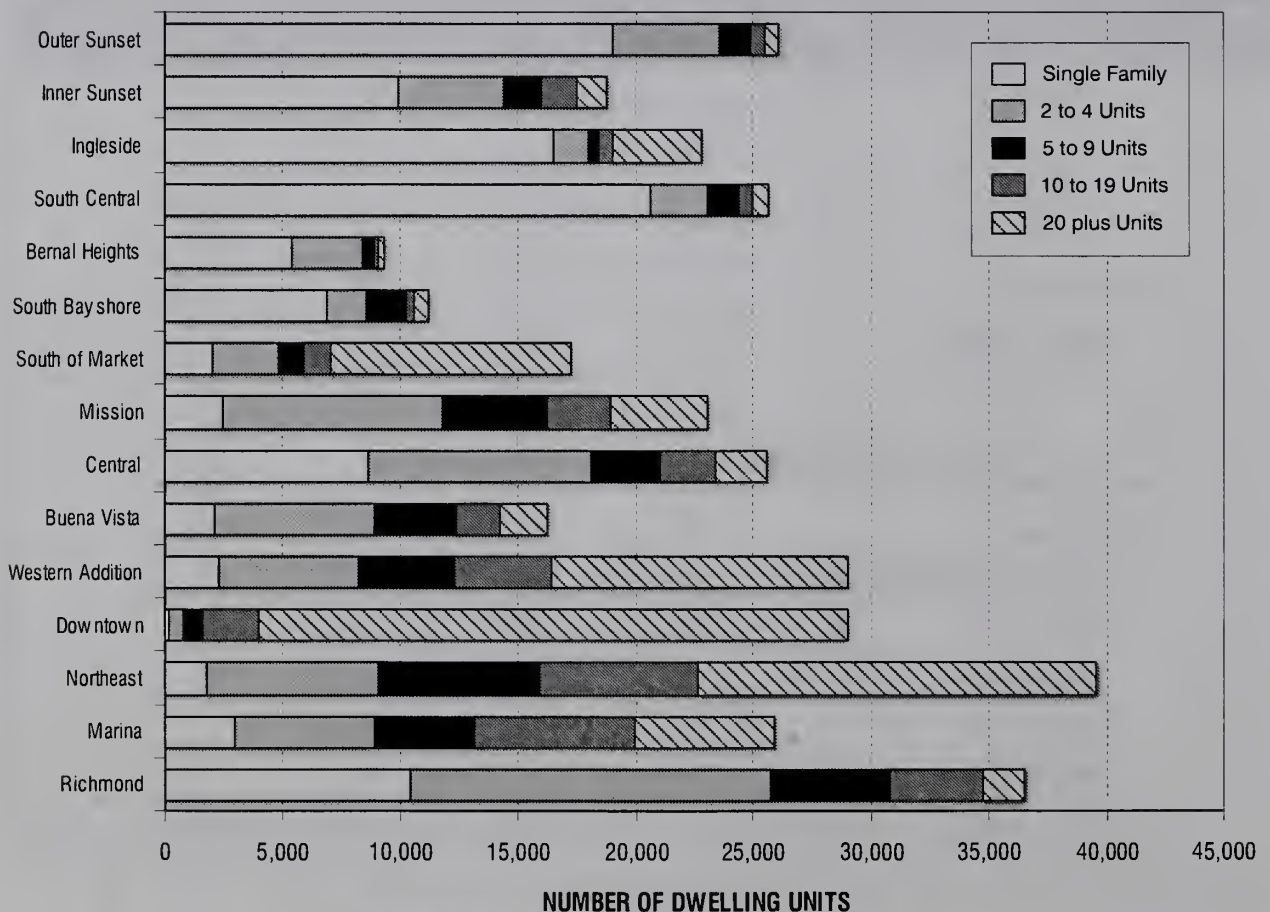


Table 26. Housing Stock by Planning District

	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April 2000-2004	(3)	142	21	49	33	242
2005	(7)	19	8	14	-	34
Total	10,449	15,291	5,018	3,955	1,758	36,471
Percent	29%	42%	14%	11%	5%	100%
Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April 2000-2004	(10)	16	16	(14)	156	164
2005	6	-	4	-	-	10
Total	2,974	5,974	4,142	6,886	5,908	25,884
Percent	11%	23%	16%	27%	23%	100%
Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April 2000-2004	(13)	50	30	112	76	255
2005	2	8	14	-	184	208
Total	1,802	7,286	6,826	6,683	16,918	39,515
Percent	5%	18%	17%	17%	43%	100%
Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April 2000-2004	-	3	69	24	1,440	1,536
2005	-	-	5	-	380	385
Total	210	511	873	2,356	25,050	29,000
Percent	1%	2%	3%	8%	86%	100%
Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April 2000-2004	(3)	41	143	166	654	1,001
2005	-	(3)	4	-	78	79
Total	2,233	5,968	4,059	4,147	12,647	29,054
Percent	8%	21%	14%	14%	44%	100%

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	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April 2000-2004	(13)	6	31	18	123	165
2005	-	3	-	-	-	3
Total	2,128	6,751	3,494	1,878	1,975	16,226
Percent	13%	42%	22%	12%	12%	100%
Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April 2000-2004	(5)	103	28	47	-	173
2005	5	13	-	-	-	18
Total	8,655	9,411	2,921	2,434	2,185	25,606
Percent	34%	37%	11%	10%	9%	100%
Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April 2000-2004	(10)	112	140	154	223	619
2005	2	(1)	5	-	42	48
Total	2,430	9,313	4,499	2,649	4,190	23,081
Percent	11%	40%	19%	11%	18%	100%
South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April 2000-2004	(14)	118	60	235	2,931	3,330
2005	-	6	6	42	914	968
Total	2,011	2,814	1,025	1,174	10,241	17,265
Percent	12%	16%	6%	7%	59%	100%
South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April 2000-2004	92	37	15	58	160	362
2005	(124)	4	-	-	-	(120)
Total	6,885	1,721	1,640	373	579	11,198
Percent	61%	15%	15%	3%	5%	100%

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	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April 2000-2004	15	8	9	-	110	142
2005	-	6	14	-	-	20
Total	5,343	3,106	476	136	313	9,374
Percent	57%	33%	5%	1%	3%	100%
South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April 2000-2004	69	50	85	40	268	512
2005	20	6	12	-	136	174
Total	20,642	2,395	1,345	623	650	25,655
Percent	80%	9%	5%	2%	3%	100%
Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April 2000-2004	26	-	(6)	(14)	495	501
2005	7	(4)	7	-	-	10
Total	16,499	1,486	462	571	3,777	22,795
Percent	72%	7%	2%	3%	17%	100%
Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April 2000-2004	4	28	20	15	22	89
2005	(1)	7	-	(1)	-	5
Total	9,898	4,513	1,602	1,492	1,216	18,721
Percent	53%	24%	9%	8%	6%	100%
Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April 2000-2004	11	122	8	13	120	274
2005	1	3	9	-	-	13
Total	19,023	4,531	1,315	597	607	26,073
Percent	73%	17%	5%	2%	2%	100%

Housing Construction in the Bay Area

This section provides a perspective on San Francisco's housing production relative to the housing production of the nine Bay Area counties.

- In 2005, over 29,000 units were authorized for construction in the Bay Area.
- Santa Clara, Contra Costa and San Francisco Counties accounted for 60% of the permits issued. Alameda County follows with 15%.
- San Francisco's 19% share of construction is a little more than double its 2004 share.
- In San Francisco, the majority of new housing is in multi-unit buildings whereas single-family housing predominates outside the City.

Table 27 shows units authorized for construction in the Bay Area, and Graph 9 shows trends in housing construction by building type from 1995 to 2005.

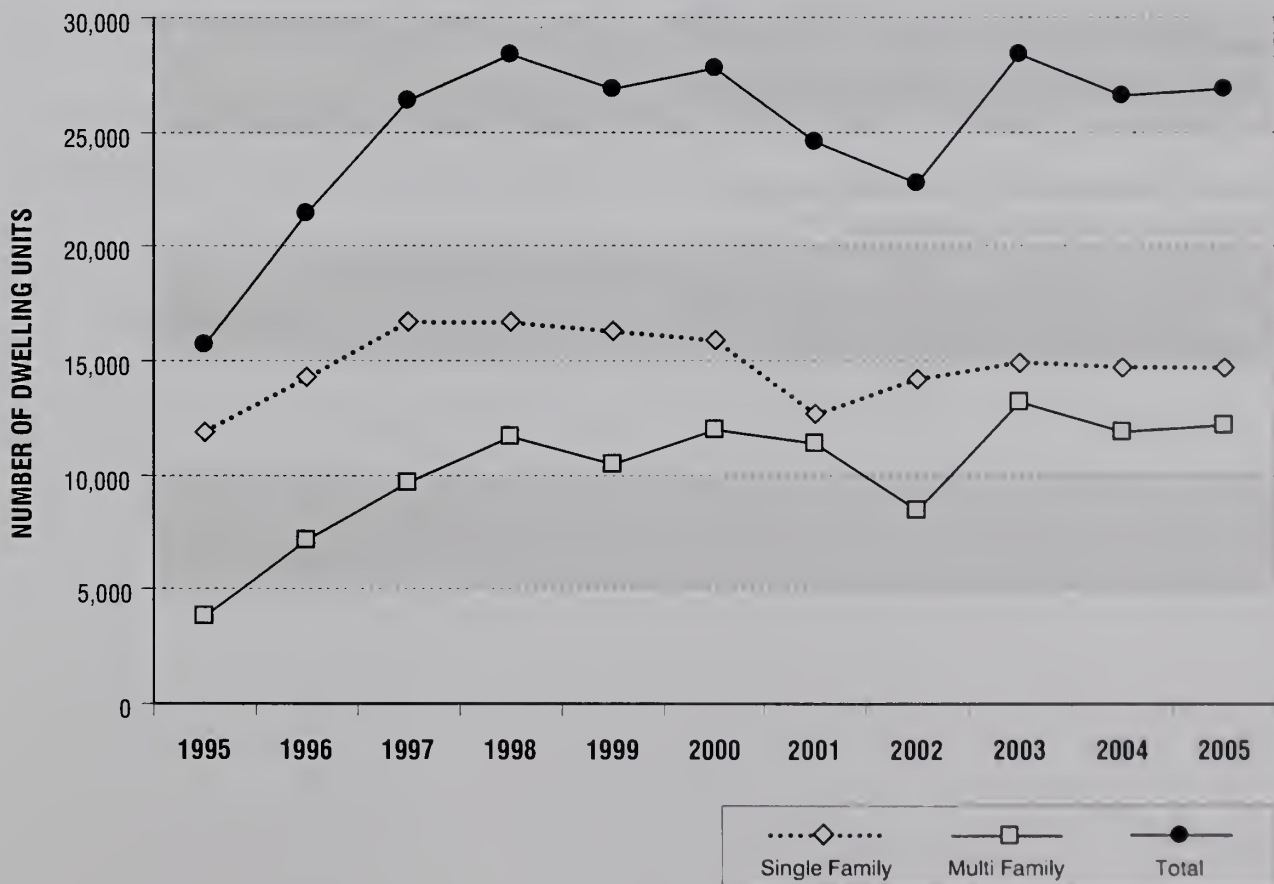


MAP 2 San Francisco and the Bay Area Counties

Table 27. Units Authorized for Construction San Francisco and the Bay Area Counties

County	2005	
	Units Authorized	Percent of Total
Alameda	4,416	15%
Contra Costa	6,312	21%
Marin	476	2%
Napa	653	2%
San Francisco	5,571	19%
San Mateo	892	3%
Santa Clara	5,872	20%
Solano	2,553	9%
Sonoma	3,003	10%
TOTAL	29,748	100%

Source: Ben Bartolotto, Research Director,
Construction Industry Research Board

Graph 9. Bay Area Housing Construction Trends 1995-2005

Lists of Major Projects

This section details major projects in various stages of the planning and construction process: projects under Planning Department review, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units that were issued a Certificate of Final Completion in 2005; *List 1B* contains affordable projects with ten or more units completed in 2005.

Projects Authorized for Construction by the Department of Building Inspection

List 2 contains residential projects (five or more units) authorized for construction in 2005.

Projects Filed with the Planning Department under Review

List 3 contains major projects (ten or more units) filed with the Planning Department and under review. These are projects requiring conditional use, environmental review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed. Some projects listed here may be repeated in *List 2* if they have received approval.

Affordable Housing

List 4 is for affordable projects in the "pipeline" — projects under review, approved, or under construction.

List 1 a. 2005 Major New Market Rate Projects Completed

Project Name / Street Address	Total Units	Net Units	Lower income units	Unit Mix		Tenure Type	Starting Rental or Selling Price
475 TEHAMA ST	12	12	1	12	1 bdr	owner	\$400,000
470 CLEMENTINA ST	12	12	1	12	1 bdr	owner	\$400,000
69 CLEMENTINA ST	12	12	2	N/A		N/A	N/A
1168 FOLSOM ST	20	20	1	N/A		rental	\$1,283
2095 HARRISON ST	22	22	0	All lofts		rental	N/A
19 CLEMENTINA ST	32	32	0	N/A		N/A	N/A
333 GRANT AVE	39	39	2	N/A		N/A	N/A
1 POWELL ST	44	44	4	8	Studios	rental	\$1,795
				31	1 bdr		
				56	2 bdr		
16 WEBSTER ST	48	48	2	28	1 bdr	N/A	N/A
				20	2 bdr		
ST REGIS / 125 3RD STREET	93	93	0	N/A		N/A	N/A
88 TOWNSEND (formerly 699 2nd ST)	112	112	13	42	Studios	owner	\$480,000 (average starting)
				58	1 bdr		
				12	2 bdr		
METROPOLITAN / 333 FIRST ST	136	136	14	N/A		owner	N/A
METROPOLITAN / 355 FIRST ST	206	206	20	N/A		owner	N/A
200 BRANNAN ST	189	189	51	37	Studios	owner	N/A
				67	1 bdr		
				61	2 bdr		
				22	3 bdr		
				2	4 bdr		

List 1b. 2005 Major New Affordable Housing Projects Completed

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
Plaza Apartments / 988-992 Howard Street	Community Development Corporation	106	106	Studios	Very Low Income Homeless Rental	106 @ 51-60% AMI
International Hotel	Chinatown Community Development Center	104	88	Studios	Very Low Income Senior Rental	104 @ 0-50% AMI
			16	1 bdr		
522 Carter / Carter Terrace	Mercy Housing	101	29	1 bdr	Very Low Income Family Rental	23 @ 50 %; 45 @ 45%; 32 @ 30%
			40	2 bdr		
			32	3 bdr		
Folsom / Dore Apts - 1346 Folsom St	Citizen's Housing Corporation	98	33	Studios	Very Low Income Special Needs Rental	50 @ 50% AMI; 46 at 30% AMI
			57	1 bdr		
			8	2 bdr		
Eugene Coleman Community House / 328 Tehama Street	Tenants and Owners Development Corporation	85	55	Studios	Very Low Senior Rental	85 @ 0-50% AMI
			30	1 bdr		
Curran House / 145 Taylor	Tenderloin Neighborhood Development Corporation	67	14	Studios	Very Low Family Rental	67 @ 0-50% AMI
			14	1 bdr		
			14	2 bdr		
			24	3 bdr		
Crocker Amazon Senior Apartments / 5199 Mission Street	Housing Services Affiliate of Bernal Heights Neighborhood Center	37	24	Studios	Very Low Income Senior Rental	36 @ 0-50% AMI
			12	1 bdr		
SoMa Family Apartments / 1011 Howard	Citizen's Housing Corporation	31	n/a		Very Low Family Rental	31 @ 50% AMI
421 Turk St	Asian Inc.	29	9	1 bdr	Very Low Income Family Rental	21 @ 50%; 8 @ 20%
			5	2 bdr		
			15	3 bdr		
Friendship House / 50-69 Julian Ave	Friendship House Healing Center	20	80	Beds	Extremely Low Rental Supportive Homeless	20 Units / 80 Beds @ 20% AMI
La Playa / 770 La Playa	Progress Foundation	14	13	2 bdr	Very Low Disabled Rental	13 @ 0-50% AMI

List 2. 2005 Major Projects Authorized for Construction by DBI

ADDRESS	UNITS	TYPE
JANUARY		
2889 24TH ST	8	New
700 SANSOME ST	9	New
66 BELCHER ST	6	New
2428 BAY SHORE BL	12	New
368 ELM ST	28	New
FEBRUARY		
2609 JUDAH ST	10	Rehab
MARCH		
77 BLUXOME	102	New
430 EDDY ST	24	New
3184 MISSION ST	20	Conversion
1911 MISSION ST	24	Conversion
487-491 DE LONG ST	12	New
APRIL		
1300 FILLMORE ST	80	New
601 ALABAMA ST	151	New
MAY		
3738 GEARY BL	4	New
1911 MISSION ST	24	Alteration
721 MARKET ST	44	Rehab
201 SANSOME ST	48	Rehab
787 BRANNAN ST	56	New
800 BROTHERHOOD WAY	127	New
230 TURK ST	113	New
1043 VALENCIA ST	5	New
JUNE		
2420 SUTTER ST	48	New
535 MISSION ST	273	New
JULY		
1179 TENNESSEE ST	8	New
1810 POLK ST	15	New
310 TOWNSEND ST	36	Rehab
301 MISSION ST	420	New
300 SPEAR ST	860	New
690 MARKET ST	164	Rehab
1455 MARKET ST	422	New

ADDRESS	UNITS	TYPE
AUGUST		
2655 VAN NESS AV	31	New
2405 OCTAVIA ST	5	Rehab
425 FIRST ST	506	New
3401 TARAVAL ST	7	Rehab
650 EDDY ST	81	New
SEPTEMBER		
5800 03RD ST	343	New
325 BERRY ST	110	New
869 JAMESTOWN AV	8	New
Jamestown Ave	36	New
973 MARKET ST	100	Rehab
OCTOBER		
1905 MISSION ST	24	New
519 ELLIS ST	48	New
520 CHESTNUT ST	20	New
601 KING ST	224	New
4 CRAUT ST	18	New
3410 CALIFORNIA ST	4	New
1160 MISSION ST	250	New
700 MONTGOMERY ST	12	Rehab
1521 SUTTER ST	28	New
NOVEMBER		
30 DORE	42	New
1020 PINE ST	8	New
566 SOUTH VAN NESS AV	32	New
450 RHODE ISLAND ST.	165	New
DECEMBER		
1844 MARKET ST	113	New
168 HYDE ST	31	New
843 MONTGOMERY ST	13	Rehab
1868 VAN NESS AV	35	New
Total	5447	Units, 57 Projects

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List 3. Major Housing Projects Under Planning Department Review as of December 2005**PLANNING DEPARTMENT'S CASE TYPES**

A Certificate of Appropriateness	Q Condominium Subdivision
C Conditional Use Review	S Subdivision of Land
D Discretionary Review	V Variance Review
E Environmental Review	Z Zoning Reclassification
K Shadow Study	I Transportation Study

# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
1033	1169 MARKET ST	The proposed project is to demolish the existing 263,602gsf, 377 unit apartment complex and construction of a 1,500,000gsf three connected residential buildings over a 2-story podium, containing about 1,410 dwelling units, 20,000gsf of ground-floor retail, and 1,500 off-street parking spaces.
557	801 BRANNAN ST	Build a 6 story, 557 residential dwelling building with retail
515	645 05TH ST	Demolish existing 3-story private tennis club and construct 6-story building with 515 dwelling units and 13,938 sq. ft. of retail/PDR space and 543 parking spaces
510	725-765 Harrison Street	510 new residential units, 30,500 sq. ft. of retail/commercial space, and 382 parking spaces. Project would encompass five buildings, at 85 feet in height, totaling 646,400 gross sq. ft.
450	1000 16TH ST / 1400 7th St.	The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow the width of Daggett Street.
450	101 EXECUTIVE PARK BL	Multiple Permits to erect multiple buildings with multiple numbers of dwelling units.
411	601 CRESCENT WY	Erect new 17-story, 411 dwelling units, 3 basements building with residential parking.
400	231 ELLIS ST	The proposed project involves the demolition of seven buildings containing a mixture of commercial, residential and retail uses totaling about 105,000gsf and construction of a 735,000gsf affordable housing complex containing 11,000gsf of office space, 11,000gsf of retail space, 400 dwelling units, and 550 off-street parking spaces.
359	385 FREMONT ST	The proposed project would demolish two existing buildings and construct a 37-story, 563,000 sq. ft. residential tower with 359 units, 359 parking spaces, chapel, retail, and loft commercial and/or office of less than 24,500 sq. ft.
343	5800 03RD ST	09/08/2003 Shadow Study Prop. K The proposed project involves the demolition of the existing 103,000 gsf Coca-Cola bottling facility and the construction of a Planned Unit Development including 4 four-to-five story residential buildings for 343 dwelling units, 13,000 gsf of ground-floor retail space, and 427 off-street parking spaces.
333	340 FREMONT ST	Demolition of two existing building and construction of two residential buildings with up to 355 dwelling units, 2,335 GSF, and 336 off-street parking spaces.
319	435 CHINA BASIN ST	Erect 16 stories or 319 dwelling units of residential, retail, office and parking.
305	45 LANSING ST	Demolition of an existing building and construction of a 400-foot mixed-use building with 305 dwelling units, 280 off-street parking spaces, and 1,000 GSF of ground floor retail use.

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# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
273	535 MISSION ST	<p>Request for Determination of Compliance under Section 309 with exceptions for rear yard requirements, ground level wind currents, independently accessible off-street parking, and bulk limits in order to construct a 251-unit residential building with ground level retail, and subgrade parking. This site had a previous approval for an office project from May 10, 2000, which has now expired. A conditional use would be required for an alternate proposal to provide parking spaces in excess of the permitted accessory amount & for a two-year authorization to use the site as a temporary parking lot (Sec. 156(h)). A variance would also be required for dwelling unit exposure for a number of the proposed units per the proposed design scheme.</p> <p>PREVIOUS CASE NO.: 2002.0821: The proposed project involves the demolition of the existing three-story office building and adjacent excavated lot and construction of a surface parking lot consisting of 66 spaces.</p>
237	1340 & 1390 MISSION ST	<p>Construction of two affordable housing developments totaling 237 units</p> <p>Construction of two affordable housing developments on a 46,000 square foot site - one development would provide affordable housing for seniors and the other would provide affordable housing for families. The senior affordable housing would be eight stories tall, approximately 91,800 square feet in size, and would have 111 dwelling units. The family affordable housing would be 11 stories tall, about 202,440 square feet in size, would include 126 dwelling units, and would have ground-floor retail, cultural and after school program space. There would be 23 parking spaces located in the garage under the senior housing and 20 parking spaces under the family housing.</p>
231	1333 GOUGH ST	The project is the construction of a 30-story 231-unit residential tower in addition to the existing 14-story residential building on the block, and consolidation of all residential parking for both buildings in a new below-ground parking structure for 400 vehicles utilizing a stacker system. New construction totals approximately 397,135-sf.
212	1 HENRY ADAMS ST	Demolition of existing buildings and surface parking and new construction of structures up to 70 feet containing 212 dwellings, 15,000 sf retail and showroom space, and 341 parking spaces. [Environmental review under Case No. 2000.618E]
207	1800 MISSION ST	Rehabilitate existing historic Armory building into 207 dwelling units.
194	71 JULIAN AV	Demolition of existing 2-story printing/lithography shop and build 194 dwelling units
192	655 04TH ST	Demolition of existing 2-story, 17,640 sq. ft. industrial building and construct 192 residential units and 15,284 sq. ft. of retail, and 46 parking spaces. The new building would be approximately 107,806 sq. ft. and 65 feet in height.
176	41 TEHAMA ST	Demolition of a parking storage building and surface parking lot and construction of 20 story residential building with 176 residential dwelling units, 158 off-street parking spaces, and one loading space.
158	HUNTERS VIEW/ MIDDLE POINT RD	Demolition and rebuild of SF Housing Authority Hunters View development as HOPE VI, federally funded, public housing. The project would add 158 dwelling units, 282 parking spaces, and 620 sf community space over existing conditions.
154	1740 17th Street	Demolition of existing commercial and PDR buildings and construction of a mixed-use building with 154 dwelling units, 24,208 GSF ground floor commercial use, and 249 parking spaces.
151	601 ALABAMA ST	Mixed-use development with 151 affordable dwelling units, 137 off-street parking spaces, and appx. 9,000 GSF of PDR use on the ground floor. Demolition of an existing 8,959 GSF warehouse.

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# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
150	245-249 HYDE ST	The project involves demolition of two independent 2-story buildings (27,520 sf total) and construction of an 105,270 sf, 8-story building with about 150 residential units and about 25,580 sf of retail space on the first two floors. There would be 100 parking spaces in two below-grade levels.
143	746 LAGUNA ST	Demolition of existing 2-story industrial and office bldgs. of 19,620 sf with 70 parking spaces. Construct residential bldg. of 143 units with 21,945 sf of commercial space on the ground floor, and 165 parking spaces. 22 parking spaces will be at the ground floor and remaining 143 spaces underground. The new structure will be 227,460sf.
135	275 TENTH ST	The project is the demolition of three light industrial buildings and construction of 135 units of supportive housing for chronically homeless adults in a four-story L-shaped building, with residential over retail, parking, and accessory office space.
135	1 HAWTHORNE ST	Demolition of existing office building and shed and construction of a 15-story mixed-used building with 135 dwelling units, 135 off-street parking spaces, and 7,000 gsf of ground floor retail.
134	Market Center	The project site is currently two office buildings, 555 Market and 575 Market Street, totaling approximately 750,740 gsf of office space. The project involves the conversion of office space on the existing upper floors of 575 Market Street into about 134 dwelling units, and expanding floors 6 thru 21 of 555 Market Street to allow for the transfer of about 102,515 gsf of office space.
132	1415 MISSION ST	Demo. of a tire store and construction of a 13-story mixed-use project with 132 dwelling units, 132 off-street parking spaces, and 3,000 GSF of ground floor retail use.
128	900 INNES AVE	The proposed project is construction of two four-story residential buildings for 128 units and a 40-slip marina. The project also includes: 8,613 gsf for retail, 139 subsurface parking spaces; improvements to the Bay trail and potential continuation of Hudson Avenue and Griffith Street. The marina construction requires dredge and fill. The project would include the demolition of four small structures, one of which is under review for Landmark designation (2004.0916).
125	245 HYDE ST	Demo existing structure, construst 125 dwelling units, 2,900 sq. ft. of retail, and 30 parking spaces
125	2558 MISSION ST	The project is a PUD and new construction of up to 125 units of residential over ground floor commercial on the site of to-be-demolished Giant Value store, adjacent to the New Mission Theater, which would remain unchanged with the project. Two levels of underground parking for 110 vehicles would be accessed from Bartlett Street. The project would be 5 to 8 stories in height and 215,000-gsf.
121	5600 03RD ST	SFRA PROJECT. CU to construct Dwelling Units in an M-1 Zoning District per Plaanning Code Section 215, CU for a PUD for res. density, rear yard exception per Planning Code 304
120	8 Washington Street	New construction for 8-story mixed use building including 120 residential units over two-level 12,500 gsf private health club and below-ground parking garage. Existing tennis courts on site to be reconfigured on a portion of the site at grade, addin
120	1285 SUTTER ST	Demolition of an existing movie theater and construction of 13-story mixed-use building with 120 dwelling units, appx. 180 off-street parking spaces, and appx. 16,500 gsf of ground floor commercial use.

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# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
111	74 NEW MONTGOMERY ST	The project is the conversion of a Category I, 7-story office building to residential use. An 8th floor would be added for a total of 111 dwelling units. The existing parking garage would accommodate 26 ind. access. spaces and 16 tandem spaces. Open space would be provided on the roof. Project needs exceptions for rear yard and ind. access. parking, a variance for dwelling unit exposure, and a permit to alter.
110	325 BERRY ST	Erect 7 stories of 110 dwelling residential units
109	2550 VAN NESS AV	Demolition of an existing hotel and construction of a 65-foot mixed-use building with 109 dwelling units, appx. 98 parking spaces, and appx. 2,945 GSF of ground floor retail use.
95	1620 MONTGOMERY ST	Demolition of an existing office building and construction of a nine-story (plus two below-grade parking levels) residential building with 95 dwelling units and 95 off-street parking spaces.
88	329 FREMONT ST	The project involves demolition of a 2-story work shop and new construction for an eight-story, 88-unit, residential building (132,000 gsf) with three levels of underground residential parking, to replace a one+ story commercial office building (30,417 gsf) in the Rincon area.
84	2655 BUSH ST	Demolition of existing convalescent care facility and construction of 84 residential dwelling units and 4,500 sq. ft. of retail. Building would be 40' and 65' in height and would total 168,900 sq. ft. with 126 parking spaces.
83	251 06TH ST	Demolition of an existing one-story building and construction of a four-story SRO residential building with 83 SRO units, 1,450 GSF of ground floor retail use, and four off-street parking spaces.
81	1300 Indiana St.	The proposed project involves the demolition of the existing 14,800 gsf warehouse and construction of a 5 story 166,590 gsf residential building, containing up to 81 dwelling units, 5,000 gsf of retail space and 164 off-street parking space. PUD exc
81	650 EDDY ST	Modify project approved in Case 2000.941EKC to construct up to 87 DUs and up to 48 off street parking spaces in 9 stories. The current proposal would provide 6 parking spaces where at least 21 would be required.
80	2290 03RD ST	Demolition of an existing one-story, commercial building and construction of a six-story, mixed-use building with 80 dwelling units, 80 off street parking spaces and appx. 14,000 GSF of ground floor commercial use.
73	217 02ND ST	Demolish existing 4-story UMB (blt. 1912) and construct a 73-unit, 24-story, 249 foot tall residential tower with ground-floor retail and five-level auto lift and stacker parking system for 61 autos in the proposed Transbay Terminal Redevelopment Area. The project would include 89,040-gsf of residential area, 22,640-gsf of below and above-surface parking area, and 1,720-gsf for a retail space at the corner of 2nd and Tehama Streets.
71	733 FRONT ST	High rise building site plan - conversion of existing office
69	831 FOLSOM ST	Erect 9 stories of 69-unit, residential/commercial building
66	300 Grant Ave.	Demolition of 272 and 292 Sutter Street, 35,600-gsf retail, and new construction of 12-story, 113,526-gsf residential mixed-use structure in K-M-M-S Conservation District with 66 residential units, ground floor retail, and 25 underground parking spaces.

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# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
62	1800 Van Ness Ave.	Demolition of an existing 2-story commercial structure and parking lot and construction of a mixed-use project consisting of (1) 3,833 gsf of ground floor retail; (2) 62 (formerly 68) independent-living senior housing units; (3) 8 (formerly 6) assisted-living senior housing rooms, and (4) 83 off-street parking spaces and one loading space.
62	2660 HARRISON ST	The project is the demolition of a vacant 11,423-sf industrial building constructed in 1935 and the lot subdivision and construction of two residential buildings to total 43,649-sf and 62 units, in an Eastern Neighborhoods C-M zoning district. Twelve percent of the units would be affordable. The project would include 62 spaces of residential parking at a basement level.
60	3400 CESAR CHAVEZ ST	Demolition of an existing paint store and construction of a mixed-use building with 60 dwelling units, 92 off-street parking spaces, and 16,000 gsf of ground floor retail use.
55	424 BRANNAN ST	New construction of 55-unit residential building of 1 & 2 bdrm & townhome units, with 67 garage parking spaces, and rezone to allow 65-ft height limit. To replace surface parking lot.
55	2800 SLOAT BL	Demolition of existing buildings and Construction of three new five-story buildings with a total of 55 dwelling units, 48 parking spaces in an underground parking garage, 26,000 gsf of ground floor retail, and 34 covered spaces for the commercial use.
51	1789 MONTGOMERY ST	Existing office building will remain, project proposes to add three new levels atop the parking garage for 51 dwelling units; and to reorganize accessory parking at the site by creating valet parking for 194 cars on from st 2 levels plus 61 independently accessible spaces for dwelling units on the third level.
51	153 KEARNY ST	Conversion of 40,000 sf of office space (6 floors) to 51 residential units within the C-3-O district.
47	570 JESSIE ST	Demolish existing 15,000 sq. ft. office/printing shop and construct 47 dwelling units and 24 parking spaces. Total sq. footage of new struction would be 31,135 sq. ft. and building would be approximately 80' in height.
46	229 07TH ST	Demolition of two buildings and construction of an affordable housing project with 46 dwelling units, 47 off-street parking spaces, and appx. 20,000 GSF for an outpatient health clinic.
41	1717 17TH ST	Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces.
39	5400 GEARY BL	Existing theater building would be preserved - second floor would be expanded to create a full second floor full-service restaurant (preserving one theater screen) and ground floor would be for retail use. New four-story mixed-use building would be constructed on vacant lot (parking) behind theater - 39 (formerly 48) dwelling units, 132 off-street parking spaces (2-floors below grade), and appx. 20,160 GSF (formerly 23,995 GSF) of ground floor retail use.
36	1270 Mission Street	Demolition an existing coffee shop and construction of a mixed use building with 36 dwelling units, 2,392 gsf of office use, 1,866 gsf of ground floor retail use, and 29 off street parking spaces. Proposed building would be five stories, appx. 60 feet tall and total gsf would be 65,518. "X" (Sec. 309) review including an exception (Sec. 309(a)(1)) for rear-yard area. "V" for dwelling-unit exposure (Sec. 140). "K" for initial shadow study
36	310 TOWNSEND ST	Conversion of an existing 74,355 GSF commercial office building into 36 dwelling units and 29 off-street parking spaces.

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# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
36	1801 MISSION ST	Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,600 GSF of ground floor commercial use.
35	101 GOLDEN GATE AV	Request for a Conditional Use authorization for a mixed-use building exceeding 40 feet in an R District, for future philanthropic uses above the ground floor, and exceptions to parking, rear yard, upper story front setback requirements in order to construct a three-story-above-basement mixed use building containing philanthropic dining facilities on the basement and ground levels, and 34 group housing units plus a manager's unit on the upper floors with some space possibly becoming non-licensed respite care in the future.
35	1465 PINE ST	Erect a 5-story, 35 dwelling unit, commercial, mixed-use building
34	Crestmont Drive	The proposed project would involve the construction of 34 dwelling units and 40 off-street parking spaces in four new buildings on an undeveloped site. The residential buildings would four stories in height, approximately 20 feet in height from grade. Total residential gsf would be 68,440. The project would also involve the construction of a new road that would connect to Crestmont Drive.
34	111 TOWNSEND ST	Retain the existing facade, demolition of the existing building behind the facade, and construction of an eight-story building over basement garage with 34 dwelling units, 34 off-street parking spaces, and appx. 5,050 ground floor commercial use.
34	1622 BROADWAY	Construct 34 unit residential building
33	231 FRANKLIN ST	Demolition existing building. New construction of 33 dwelling units, 4,920 sq. ft. of retail and 37 parking spaces
33	345 06TH ST	Demolition of 2,973-sf one-story office and surface parking and new construction of 39,600-sf 33-unit five-story structure with residential over ground floor retail and 15-space parking.
32	1140 Howard Street	The proposed project is to demolish an existing two-story, 9,000sf office building and construct a 5-story building containing 32 units SRO building, 5 off-street parking spaces and 1,000 sf of ground-floor retail
32	181 TURK ST	Build 32 dwellings, ground floor commercial space and 8 off-street parking spaces on site authorized as vacant, but used as parking lot.
32	740 SUTTER ST	Convert existing 237 hotel to 32 dwelling units, while retaining 180 hotel rooms.
31	1075 FOLSOM ST	Erect 5-stories with 31 residential units and commercial space
30	1091 FOLSOM ST	Erect 5 stories with 30 dwelling units
28	1601 LARKIN ST	Demolition of an existing church and construction of a residential building with 28 dwelling units and 39 off-street parking spaces.
28	2140 MARKET ST	The project involves the demolition of a one story bar/nightclub and surface parking lot and construction of a five story 22 unit residential building with 24 below-grade parking spaces and 4,999 sf of ground floor retail.
28	130 TURK ST	convert vacant commercial building (retail / bathhouse) to up to 28 dwelling units (needs "EE")

CONTINUED >

# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
27	1240 MINNESOTA ST	Demolition of an existing light-industrial building and construction of a five-story, mixed-use building with 27 dwelling units, 20,500 GSF of PDR use, 31 off-street parking spaces.
26	1299 BUSH ST	Demolition of an existing commercial building and construction of a nine-story mixed-use building with 26 dwelling units, 4,500 GSF of ground floor retail use, and 28 off-street parking spaces.
26	1174 FOLSOM ST	Demolition of a light industrial building and construction of a 4-story mixed-use building with 26 dwelling units, 26 off-street parking spaces, and 1,520 GSF of ground floor PDR use on Folsom Street.
25	468 CLEMENTINA ST	New construction of two four-story residential buildings on Lot to be subdivided, with 13-unit building fronting Tehama and 12-unit building fronting Clementina (468 Clementina). Existing building to be demolished.
24	376 CASTRO ST	Demolition of a gas station and construction of a mixed-use building with 24 dwelling units, appx. 1,900 GSF of ground floor commercial use, and 40 off-street parking spaces.
24	1355 PACIFIC AV	Demolition of existing two-story light industrial building. New construction of 24 dwelling units over ground floor parking in a five-story building.
23	726 SUTTER ST	The project adds two floors and converts the tourist hotel use to 23 residential units. CU Authorization requested for vertical addition over 40 feet in R district. Variance sought for rear yard, du exposure, usable open space and parking.
23	851 CALIFORNIA ST	Exemption request: restore vacant building of 33,000 sf and convert use from hotel to up to 21 residential units within the existing building envelope. The existing building facade would remain unchanged. The basement level would be excavated for approximately 20-23 parking spaces, with access from Joice Street. The single family home on Joice Street will be renovated and used for up to two residential units.
23	850 BUSH ST	Construct 7 floors of residential use above existing commercial building and reconfigure existing ground floor
22	793 SOUTH VAN NESS AV	Demolition of an existing gas station and construction of a five-story mixed-use building with 22 dwelling units, 7,795 GSF of ground floor retail use, and 49 off street parking spaces.
22	580 HAYES ST	Construction of a five-story residential care facility with dwelling units on the top floor and retail on the ground floor.
20	340 11TH ST	Demo. of an existing service station and construction of a five-story, mixed-use building with 20 dwelling units, 20 off-street parking spaces, and appx 5,682 GSF of ground floor retail use.
20	350 11TH ST	Erect a 4-story, 20 dwelling unit residential and mixed-use building
20	121 09TH ST	Demolition of an existing commercial building and construction of a five-story mixed use building with 20 dwelling units, 17 off-street parking spaces, and appx. 800 GSF of ground floor commercial use, requiring variance for off-street parking.
20	226 06TH ST	Renovation of a residential hotel
19	209 09TH ST (aka 207 9th St)	Conversion from Office to Residential / Commercial. Addition of 2 stories and 7000 sf for a new 561/2 foot high, 14,500 sf bldg. Rear yard modification.

CONTINUED >

# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
18	325 FREMONT ST	CU to amend previous approval to rearrange the interior space to create more units. VZ to reduce the required parking spaces from 70 to 51. No change to buildig envelope.
18	899 VALENCIA ST	The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets in the Valencia NCD and Eastern Neighborhoods. The project would include the removal of three 10,000-gallon underground storage tanks (USTs).
18	865 POST ST	Demolition of an existing one-story garage and construction of an eight-story residential building with 18 dwelling units and five off-street parking spaces.
17	3500 19TH ST	Construction of a five-story mixed-use building with 17 dwelling units, 17 off-street parking spaces, and appx. 2,950 GSF of ground floor retail use.
16	410 JESSIE ST	Convert 3 floors of office space to 24 residential units (floors 2,3 and 4). Site permit.
15	1522 BUSH ST	Erect an 8-story, 15 unit residential building
15	1461 PINE ST	12/18/2003 Shadow Study Prop. K The proposed project involves the demolition of the existing one-story 6,000 gsf industrial building and the construction of a 5-story 19,164 gsf residential building containing 15 dwelling units, 15 off-street parking spaces, and 584 gsf of ground-floor retail space.
14	723 TAYLOR ST	Construction of an eight-story residential building with 14 dwelling units on a vacant lot.
14	537 NATOMA ST	Demolish existing structure and construct 4-story 14 residential dwelling units and 14 parking spaces.
14	75 MOSS ST	Construct 14 new residential units. 4-story type 5 structure.
13	208 DOLORES ST	The proposed project involves the demolition of the existing 3-story vacant rectory structure and the construction of a 4-story 35,600 gsf residential building containing 13 dwelling units and 17 off-street parking spaces.
12	4101 03RD ST	Erect a 4-story 12 unit residential structure
12	2235 MISSION ST	Add 12 residential units in 3 new stories on top of existing
12	140 PENNSYLVANIA AV	Erect a 5-story 12 unit residential building
12	1025 TENNESSEE ST	Demolition of an existing light-industrial building and construction of a mixed-use building with 12 dwelling units, 12 off-street parking spaces, 3,000 GSF of ground floor commercial use.
12	3135 24TH ST	Demolish existing two-story parking garage, perviously used as auto repair shop and construct 12 dwelling units over ground floor commercial in a three-story building with 12 parking spaces. The proposed structure would be 40 feet in height and 24,291 sq. ft.
12	209 HAHN ST	Construction of three buildings, four story in height on three vacant lots. Each lot would contain four units on each lot. Totaling 12 units.

CONTINUED >

# OF UNITS	PROJECT NAME / ADDRESS	DESCRIPTION
12	456 CLEMENTINA ST	Erect a new 4-story 12-unit residential/commercial building
11	1801 NORIEGA ST	Construction of four-story, 28,844 gsf building with 11 dwelling units and 6,407 gsf of ground floor retail. The project site is currently vacant.
11	85 BROSAN ST (AKA 480 14th St.)	Construction of a 12 unit, four-story residential building.
10	1282 HAYES ST	Multiple Permits to erect 10 dwelling units
10	1450 15TH ST	Demolish existing vacant industrial structure and construct 10 new dwellings over 2 commercial spaces with an 10-car garage. MDIC / Mission Policies
10	2445 JUDAH ST	Erect one type-5, 4-story residential building
10	120-128 BACHE ST	The project is construction of 10 condominium units in a row of five zero lot line buildings on steeply graded vacant lots along an undeveloped extension of Bache Street. The hill regrading for the project and improvements would result in access for the downhill units via stair and hill-a-vator in the public right-of-way. An underground garage for 10 cars would be accessed from garage entries to the two buildings closest to the existing terminus and grade of Bache Street.

PLANNING DEPARTMENT'S CASE TYPES

A Certificate of Appropriateness	Q Condominium Subdivision
C Conditional Use Review	S Subdivision of Land
D Discretionary Review	V Variance Review
E Environmental Review	Z Zoning Reclassification
K Shadow Study	! Transportation Study

List 4. Major Affordable Housing Projects in the Pipeline

MOH & SFRA New Units Pipeline	Chronically Homeless	Very Low Income Singles	Very Low Income Seniors	VL/Low Income Families	Disabled	Homeown Moderate Income	Total Units	Dev. Type
Currently Under construction:								
Valencia Gardens				52			52	NC
Mission Bay / Block N5				234			234	NC
Providence Senior Housing			50				50	NC
Broadway Family Apartments				81			81	NC
DeLong Street Homes						12	12	NC
Haight Street Senior Housing			40				40	NC
Subtotal:	0		90	367		12	469	
In Pre-Construction Planning:								
Fillmore Renaissance (732-a)						12	12	NC
1345 Turk Family/MUNI Substation				30			30	NC
Bay Oaks						18	18	NC
bayview / EE-2						24	24	NC
1210 Scott Street						20	20	NC
Polk and Geary Senior Housing	50		60				110	NC
Central Fwy Parcel A/Parkview Terrace	20		81				101	NC
18th & Alabama Apartments	31		13	73		34	151	NC
275 10th Street Supportive Housing	140						140	NC
5600 3rd Street (homes phase 1)						56	56	NC
5600 3rd Street (homes phase 2)						61	61	NC
Essex Hotel	84						84	AR
Coronet / IOA Geary St Senior Housing			150				138	NC
650 Eddy Street	83						83	NC
Broderick Senior Housing	46						46	NC
10th & Mission Family	25			110			135	NC
Batmale/Westbrook Plaza	9			39			48	NC
Central Fwy Parcel Q	5				10		15	NC
Glide Mason St. Supportive	56						56	NC
9th & Jessie Senior	26		81				107	NC
Armstrong Place Senior Hsg.	28		86				114	NC
Central Freeway Parcel G	120						120	NC
Shipyards Parcel A'				50			50	NC
Phelan Loop				60			60	NC
6th Street SRO							TBD	NC
Mission Bay / Block N4 & N4a						131	131	NC
Mission Bay South Parcel 3	120						120	NC
474 Natoma						29	29	NC

CONTINUED >

MOH & SFRA New Units Pipeline	Chronically Homeless	Very Low Income Singles	Very Low Income Seniors	VL/Low Income Families	Disabled	Homeown Moderate Income	Total Units	Dev. Type
Central Freeway Parcel K						24	24	NC
Central Freeway Parcel O				80			80	NC
Central Freeway Parcel U						20	20	NC
Transbay Parcel	80						80	NC
Mission Bay South Parcel 13				176			176	NC
Mission Bay South Parcel 9 & 9A				88			88	NC
Central Fwy Parcel C	20		80				100	NC
Mission Street Studios	100						100	NC
Subtotal:	1043	0	731	1388	10	429	2727	
Total:	1043	0	821	1755	10	441	3196	
Percentage of Total:	33%	0%	26%	55%	0%	14%		

DEVELOPMENT TYPE CODES

NC New Construction

AR Acquisition / Rehab

List 5. San Francisco Zoning Categories

ZONING	DESCRIPTION
24TH-NOE	24th Street - Noe Valley Neighborhood Commercial District
24TH-MISSION	24th Street - Mission Neighborhood Commercial District
BROADWAY	Broadway Neighborhood Commercial District
CASTRO	Castro Neighborhood Commercial District
C-2	Community Business District
C-3-G	Downtown General Commercial District
C-3-O	Downtown Office
C-3-R	Downtown Retail
C-3-S	Downtown Service
C-M	Heavy Commercial District
DTR	Downtown Residential District
HAIGHT	Haight Street Neighborhood Commercial District
HAYES	Hayes-Gough Neighborhood Commercial District
INNER SUNSET	Inner Sunset Neighborhood District
M-1	Light Industrial District
M-1/M-2	Light Industrial District/Heavy Industrial District
M-2	Heavy Industrial District
MISS BAY (O)	Mission Bay Office
MISS BAY	Mission Bay Redev. Plan
M-2 (MB)	Heavy Industrial District/Mission Bay
NC-1	Neighborhood Commercial Cluster
NC-2	Small Scale Neighborhood Commercial District
NC-3	Moderate Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NO BEACH	North Beach Neighborhood Commercial District
OUTER CLEMENT	Outer Clement Street Neighborhood District
P	Public

ZONING	DESCRIPTION
P/RH-1	Public Use District/Residential House, One Family
POLK	Polk Street Neighborhood Commercial District
RC-3	Residential-Commercial Combined District, Medium Density
RC-4	Residential Commercial Combined District, High Density
RED	Residential Enclave District
RH-1	Residential-House, One Family
RH-1(D)	Residential-House, One Family (Detached)
RH-1(S)	Residential-House, One Family with Minor Second Unit
RH-2	Residential-House, Two Families
RH-2/NC-3	Residential-House, Two Families / Moderate Scale Neighborhood Commercial District
RH-3	Residential-House, Three Families
RH-3/HAYES	Residential-House, Three Families/ Hayes Neighborhood Commercial District
RH-3/RM-1	Residential-House, Three Families/ Residential, Mixed Districts, Low Density
RM-1	Residential-Mixed District, Low Density
RM-2	Residential-Mixed District, Moderate Density
RM-3	Residential-Mixed District, Medium Density
RM-4	Residential-Mixed District, High Density
RSD	South of Market Residential-Service
SACRAMENTO	Sacramento Street Neighborhood Commercial District
SLI	South of Market Service-Light Industrial
SLR	South of Market Light Industrial-Residential
SPD	South Park District
SSO	Service / Secondary Office District
UPR MARKET	Upper Market Street NCD
VALENCIA	Valencia Street Neighborhood Commercial District

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Abbreviations

CFC	Certificate of Final Completion
DBI	Department of Building Inspection
DPW	Department of Public Works
HUD	United States Department of Housing and Urban Development
MOH	Mayor's Office of Housing
SFHA	San Francisco Housing Authority
SFRA	San Francisco Redevelopment Agency
SRO	Single Room Occupancy

Terms

Affordable Housing: A housing unit-owned or rented-at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Certificate of Completion (CFC): A document that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex or a unit in a residential hotel.

Inclusionary Units/Housing: Housing units made affordable to lower- and moderate-income

households as a result of legislation or policy requiring market rate developers to include or set aside (usually 10 to 20 percent) a percentage of the total housing development to be sold or rented at below market rates (BMR). In San Francisco this is usually 15% and it applies to most newly constructed housing developments containing 5 or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects-filed, approved or under construction. Projects are considered to be 'in the pipeline' from the day they are submitted for review with the Planning Department or the Department of Building Inspections (DBI), to the day the project is issued a Certificate of Final Completion by DBI.

Primary Metropolitan Statistical Area (PMSA): A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Zoning: Regulations over land use and building type that implement policies of the General Plan.

Zoning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

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